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Annette Ramirez

Mon 6/20/2016 3:10 PM

To: cr_board_clerk Clerk Recorder <cr_board_clerk@co.slo.ca.us>;

1 attachment (6 MB)

1736Pacific.email.pdf;

From: Airlin Singewald
Sent: Monday, June 20, 2016 2:53 PM
To: Annette Ramirez <aramirez@co.slo.ca.us>
Subject: Fw: email version for distribution

FYI - additional correspondence from applicant

From: Jeff Edwards <jhedwardscompany@gmail.com>
Sent: Monday, June 20, 2016 2:15 PM
To: lynn.compton_earthlink.net; Bruce Gibson; Frank Mecham; Debbie Arnold; Adam Hill; Airlin Singewald
Subject: Fwd: email version for distribution

Ladies and Gentlemen,

Attached please find the power point presentation regarding the BOS 6/21/16 agenda-item #45.

Thanks,

Jeff Edwards

Julie Tacker
Administrative Assistant

J.H. Edwards Company

[Redacted]

Item No. 45
Meeting Date: June 21, 2016
Presented by: Airlin Singewald
Rec'd prior to meeting & posted to web on: June 20, 2016

----- Forwarded message -----

From: **Richard Watkins** <adroitgambit@gmail.com>

Date: Mon, Jun 20, 2016 at 1:20 PM

Subject: email version for distribution

To: Jeff Edwards <jhedwardscompany@gmail.com>

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Richard L. Watkins

Real Estate Services

CalBRE #00897399

adroitgambit@gmail.com

www.CayucosHouses.com

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San Luis Obispo Association of REALTORS, CCRMLS

Santa Barbara Association of REALTORS, SBMLS

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San Luis Obispo County Board of Supervisors
Hearing to Consider Appeal by 1736 PAC, LLC
Requesting Modification of Location Standard for
Vacation Rentals
Tuesday, June 21, 2016





1736 Pacific Ave, Cayucos

Key Appeal Issues

- * Whether, or not 1736 Pacific Ave is unique, special or remarkable?
- * Would the approval of the application result in a change to the existing neighborhood character?
- * Would the approval of the application set a precedent with respect to future decisions?













Google earth

miles 1
km 1





The entire town of Cayucos, and especially the beachfront, have attracted visitors year round for decades.



Is an approval precedent setting?

- * In 2003 the California Coastal Commission approved the County's first vacation rental ordinance and expressly provides for a case by case analysis of requests to locate a vacation rental within the distance provisions through the Minor Use Permit process.
- * Precedent - a case that serves as a guide or justification for subsequent situations.
- * Conclusion - this application is so unique that any precedent set would be extremely narrow and difficult, if not impossible, to duplicate.

Vacation Rental Report Card for 1736 Pacific Ave.

* Location	Single Family Residential	X
* Maximum Tenancies	Four Per Month	X
* Maximum Occupancies	10 People	X
* Dwelling Type	Compliant	X
* Appearance and visibility	Conforming	X
* Traffic	10 ADT	X
* Onsite Parking	4 Vehicles	X
* Noise	<45db & <50db	X
* Local Contact	Cayucos Vacation Rentals	X
* TOT Payment	Display Certificate	X
* No Temporary Events	Applicant Agrees	X

Findings to Support Approval of Request for Modification of Location Standard

- * Pacific Avenue is 80ft wide with safe capacity
- * Existing SFR and lot are consistent with neighborhood
- * The volume of traffic anticipated- Ten average daily trips
- * Four on-site parking spaces meets parking requirement
- * Residence constructed on point lot beyond neighbors
- * Guest recreation to occur largely on beach below
- * Residence has unique architectural style and history
- * Ambient noise from wave action between 55-85db
- * Beachfront location is optimal for surfing, fishing, kayaking and paddle boarding
- * Closest vacation rentals are indistinguishable from other residential quiet enjoyment

Action requested:
**Uphold the appeal and approve with findings
and conditions.**

- * The residence and lot are exceptional, extraordinary, unique and remarkable.
- * The approval of a vacation rental license will not incrementally change the residential character of the neighborhood.
- * A decision to approve the application will not set a precedent because of its unique nature.